



Three Rivers Forestry
PO Box 764
Tappahannock, VA 22560
(804) 445-5774

Date: October 9, 2026
Time: 3:00 PM
Size: 24 Acres

Total Vol: 174.4 MBF
Vol/Acre: 7.27 MBF

**Timber Sale Notice
Clear-Cut
Hardwood and Pine Timber**

Three Rivers Forestry has been contracted to sell the merchantable timber belonging to the Dustin Family by sealed bid on 24 acres, located 0.06 miles west of Elevon, on the north side of RT. 635 (Elevon Road) in Caroline County, Virginia (see attached map).

A 20% sample cruise of the standing sawtimber and pulpwood has been made. All pine and hardwood trees 10 inches DBH and larger were tallied as sawtimber. All sawtimber volumes were calculated using the International Log Rule and pulpwood volumes are based on standard cords of 128 cubic feet. An estimate of the timber volume is provided; however, no guarantee is expressed or implied as to the actual timber that may be harvested due to individual utilization practices.

White Oak	83.2 MBF	Pine Pulpwood - 5 Cords
Red Oak	54.8 MBF	
Yellow Poplar	20.9 MBF	Hardwood Pulpwood - 31 Cords
Hickory	8.2 MBF	
Gum	6.2 MBF	
Loblolly Pine	0.6 MBF	
Virginia Pine	0.3 MBF	
Misc. Hardwood	0.2 MBF	
Total	174.4 MBF	International 1/4 inch scale

Bids will be accepted subject to the following conditions:

1. The purchaser will have two (2) years to cut and remove the timber from the date the contract is signed.
2. Timber harvesting will be done in accordance to Forestry Best Management Practices (BMP's) as stipulated by guidelines set forth by the Virginia Department of Forestry.
3. The owner requires proof of worker's compensation and liability insurance.
4. Landowner assumes responsibility for the VA. Seed Tree Law.
5. The timber purchase contract will be executed within 30 days of bid opening.
6. Access permitted by Ingress and Egress from RT. 635 (Elevon Road) by use of woods road.

Lump-sum sealed bids will be accepted **Friday, October 9, 2026** at the office of Three Rivers Forestry (990 Richmond Hwy, Tappahannock, VA) at **3:00 PM** or by mailing to Three Rivers Forestry, PO Box 764, Tappahannock, VA 22560 or calling (804) 580-1063 or emailing bid@trfva.com prior to the sale. Mail bids should be marked **Sealed Bid, Dustin Tract**. Bidder is responsible for verifying receipt of mail bids prior to the sale. Only sealed bids will be accepted and the landowner reserves the right to refuse any or all bids.

Prospective buyers are invited to inspect the timber at any time. Any questions regarding the terms of sale or location of the tract should be directed to Three Rivers Forestry.

Submitted By:

Daniel Deitz
Consulting Forester

VOLUME ANALYSIS

Tract: **Dustin Family**
Cruised By: **Daniel Deitz**

Acres: **24**
Date: **9/3/2026**

Loblolly Pine										
Number of Logs										
DBH	1	1 1/2	2	2 1/2	3	3 1/2	4	Trees	Vol	
10	0	0	0	0	0	0	0	0	0.0	Avg DBH
11	0	0	0	0	0	0	0	0	0.0	
12	0	0	0	0	5	0	0	5	0.6	Tot Vol
13	0	0	0	0	0	0	0	0	0.0	
14	0	0	0	0	0	0	0	0	0.0	
15	0	0	0	0	0	0	0	0	0.0	
16	0	0	0	0	0	0	0	0	0.0	
17	0	0	0	0	0	0	0	0	0.0	
18	0	0	0	0	0	0	0	0	0.0	
19	0	0	0	0	0	0	0	0	0.0	
20	0	0	0	0	0	0	0	0	0.0	
21	0	0	0	0	0	0	0	0	0.0	
22	0	0	0	0	0	0	0	0	0.0	
23	0	0	0	0	0	0	0	0	0.0	
24	0	0	0	0	0	0	0	0	0.0	Tot Vol
25	0	0	0	0	0	0	0	0	0.0	
26	0	0	0	0	0	0	0	0	0.0	
27	0	0	0	0	0	0	0	0	0.0	
28	0	0	0	0	0	0	0	0	0.0	
29	0	0	0	0	0	0	0	0	0.0	
30+	0	0	0	0	0	0	0	0	0.0	
TOTAL	0	0	0	0	5	0	0	5	0.6	

Virginia Pine										
Number of Logs										
DBH	1	1 1/2	2	2 1/2	3	3 1/2	4	Trees	Vol	
10	0	0	5	0	0	0	0	5	0.3	Avg DBH
11	0	0	0	0	0	0	0	0	0.0	
12	0	0	0	0	0	0	0	0	0.0	Tot Vol
13	0	0	0	0	0	0	0	0	0.0	
14	0	0	0	0	0	0	0	0	0.0	
15	0	0	0	0	0	0	0	0	0.0	
16	0	0	0	0	0	0	0	0	0.0	
17	0	0	0	0	0	0	0	0	0.0	
18	0	0	0	0	0	0	0	0	0.0	
19	0	0	0	0	0	0	0	0	0.0	
20	0	0	0	0	0	0	0	0	0.0	
21	0	0	0	0	0	0	0	0	0.0	
22	0	0	0	0	0	0	0	0	0.0	
23	0	0	0	0	0	0	0	0	0.0	
24	0	0	0	0	0	0	0	0	0.0	Tot Vol
25	0	0	0	0	0	0	0	0	0.0	
26	0	0	0	0	0	0	0	0	0.0	
27	0	0	0	0	0	0	0	0	0.0	
28	0	0	0	0	0	0	0	0	0.0	
29	0	0	0	0	0	0	0	0	0.0	
30+	0	0	0	0	0	0	0	0	0.0	
TOTAL	0	0	5	0	0	0	0	5	0.3	

White Oak										
Number of Logs										
DBH	1	1 1/2	2	2 1/2	3	3 1/2	4	Trees	Vol	
10	5	0	0	0	0	0	0	5	0.2	Avg DBH
11	25	5	0	0	0	0	0	30	1.5	
12	10	15	5	0	0	0	0	30	2.2	Tot Vol
13	30	5	15	0	0	0	0	50	4.3	
14	5	25	5	0	0	0	0	35	3.9	
15	10	15	20	5	0	0	0	50	7.0	
16	5	20	35	10	5	0	0	75	13.3	
17	45	10	30	5	0	0	0	90	14.9	
18	5	20	20	5	0	0	0	50	10.7	
19	0	20	10	0	0	0	0	30	7.0	
20	5	0	0	5	0	0	0	10	2.7	
21	5	0	5	0	0	0	0	10	2.7	
22	5	0	0	0	0	0	0	5	1.1	
23	0	0	0	0	0	0	0	0	0.0	
24	0	0	5	0	0	0	0	5	2.3	Tot Vol
25	5	0	0	0	0	0	0	5	1.4	
26	0	0	5	0	0	0	0	5	2.7	
27	0	5	5	0	0	0	0	10	5.2	
28	0	0	0	0	0	0	0	0	0.0	
29	0	0	0	0	0	0	0	0	0.0	
30+	0	0	0	0	0	0	0	0	0.0	
TOTAL	160	140	160	30	5	0	0	496	83.2	

Red Oak										
Number of Logs										
DBH	1	1 1/2	2	2 1/2	3	3 1/2	4	Trees	Vol	
10	0	0	0	0	0	0	0	0	0.0	Avg DBH
11	20	0	0	0	0	0	0	20	1.0	
12	15	0	0	0	0	0	0	15	0.9	Tot Vol
13	10	5	0	0	0	0	0	15	1.2	
14	0	5	10	0	0	0	0	15	1.9	
15	0	5	15	0	0	0	0	20	3.0	
16	5	0	20	0	0	0	0	25	4.2	
17	5	20	10	0	0	0	0	35	6.1	
18	15	5	10	0	0	0	0	30	5.5	
19	0	15	5	5	0	0	0	25	6.2	
20	0	0	10	0	0	0	0	10	3.1	
21	0	5	5	5	0	0	0	15	5.1	
22	0	0	10	0	0	0	0	10	3.8	
23	0	0	0	0	0	0	0	0	0.0	
24	10	0	10	0	0	0	0	20	7.2	Tot Vol
25	0	0	0	0	0	0	0	0	0.0	
26	10	0	0	0	0	0	0	10	3.1	
27	0	0	0	0	0	0	0	0	0.0	
28	0	0	0	0	0	0	0	0	0.0	
29	0	5	0	0	0	0	0	5	2.7	
30+	0	0	0	0	0	0	0	0	0.0	
TOTAL	90	65	105	10	0	0	0	270	54.8	

Misc Hardwood										
Number of Logs										
DBH	1	1 1/2	2	2 1/2	3	3 1/2	4	Trees	Vol	
10	5	0	0	0	0	0	0	5	0.2	Avg DBH
11	0	0	0	0	0	0	0	0	0.0	
12	0	0	0	0	0	0	0	0	0.0	Tot Vol
13	0	0	0	0	0	0	0	0	0.0	
14	0	0	0	0	0	0	0	0	0.0	
15	0	0	0	0	0	0	0	0	0.0	
16	0	0	0	0	0	0	0	0	0.0	
17	0	0	0	0	0	0	0	0	0.0	
18	0	0	0	0	0	0	0	0	0.0	
19	0	0	0	0	0	0	0	0	0.0	
20	0	0	0	0	0	0	0	0	0.0	
21	0	0	0	0	0	0	0	0	0.0	
22	0	0	0	0	0	0	0	0	0.0	
23	0	0	0	0	0	0	0	0	0.0	
24	0	0	0	0	0	0	0	0	0.0	Tot Vol
25	0	0	0	0	0	0	0	0	0.0	
26	0	0	0	0	0	0	0	0	0.0	
27	0	0	0	0	0	0	0	0	0.0	
28	0	0	0	0	0	0	0	0	0.0	
29	0	0	0	0	0	0	0	0	0.0	
30+	0	0	0	0	0	0	0	0	0.0	
TOTAL	5	0	0	0	0	0	0	5	0.2	

Poplar										
Number of Logs										
DBH	1	1 1/2	2	2 1/2	3	3 1/2	4	Trees	Vol	
10	0	0	0	0	0	0	0	0	0.0	Avg DBH
11	0	0	0	0	0	0	0	0	0.0	
12	5	0	0	0	0	0	0	5	0.3	Tot Vol
13	0	0	0	0	0	0	0	0	0.0	
14	0	0	0	0	0	0	0	0	0.0	
15	0	0	0	0	0	0	0	0	0.0	
16	0	0	0	0	0	0	0	0	0.0	
17	0	5	0	0	0	0	0	5	0.8	
18	5	0	0	5	0	0	0	10	2.1	
19	0	0	5	0	0	0	0	5	1.4	
20	0	0	5	0	0	0	0	5	1.5	
21	0	0	5	0	5	0	0	10	4.0	
22	0	0	0	0	0	0	0	0	0.0	
23	0	0	0	0	0	0	0	0	0.0	
24	0	5	0	0	0	0	0	5	1.8	Tot Vol
25	0	0	5	0	0	0	0	5	2.5	
26	0	0	5	0	0	0	0	5	2.7	
27	0	0	0	0	0	0	0	0	0.0	
28	0	0	0	0	0	0	0	0	0.0	
29	0	0	0	0	0	0	0	0	0.0	
30+	0	0	5	0	0	0	0	5	3.7	
TOTAL	10	10	30	5	5	0	0	60	20.9	

Gum

Number of Logs

DBH	1	1 1/2	2	2 1/2	3	3 1/2	4	Trees	Vol	
10	0	0	0	0	0	0	0	0	0.0	Avg DBH
11	5	0	0	0	0	0	0	5	0.2	14.4
12	0	0	5	0	0	0	0	5	0.5	Tot Vol
13	0	0	0	0	0	0	0	0	0.0	0.7
14	0	0	10	0	0	0	0	10	1.4	
15	0	0	0	0	0	0	0	0	0.0	
16	0	0	0	5	0	0	0	5	1.1	
17	0	0	0	0	0	0	0	0	0.0	
18	0	0	5	0	0	0	0	5	1.2	
19	0	0	0	0	5	0	0	5	1.9	
20	0	0	0	0	0	0	0	0	0.0	
21	0	0	0	0	0	0	0	0	0.0	
22	0	0	0	0	0	0	0	0	0.0	
23	0	0	0	0	0	0	0	0	0.0	Tot Vol
24	0	0	0	0	0	0	0	0	0.0	6.6
25	0	0	0	0	0	0	0	0	0.0	
26	0	0	0	0	0	0	0	0	0.0	
27	0	0	0	0	0	0	0	0	0.0	
28	0	0	0	0	0	0	0	0	0.0	
29	0	0	0	0	0	0	0	0	0.0	
30+	0	0	0	0	0	0	0	0	0.0	
TOTAL	5	0	20	5	5	0	0	35	6.2	

Hickory

Number of Logs

DBH	1	1 1/2	2	2 1/2	3	3 1/2	4	Trees	Vol	
10	0	0	0	0	0	0	0	0	0.0	Avg DBH
11	15	0	0	0	0	0	0	15	0.7	13.6
12	0	5	0	0	0	0	0	5	0.4	Tot Vol
13	5	5	0	0	0	0	0	10	0.8	1.9
14	5	0	10	0	0	0	0	15	1.8	
15	0	0	5	0	0	0	0	5	0.8	
16	0	0	5	0	0	0	0	5	0.9	
17	0	10	0	0	0	0	0	10	1.7	
18	0	0	0	0	0	0	0	0	0.0	
19	0	5	0	0	0	0	0	5	1.1	
20	0	0	0	0	0	0	0	0	0.0	
21	0	0	0	0	0	0	0	0	0.0	
22	0	0	0	0	0	0	0	0	0.0	
23	0	0	0	0	0	0	0	0	0.0	Tot Vol
24	0	0	0	0	0	0	0	0	0.0	6.3
25	0	0	0	0	0	0	0	0	0.0	
26	0	0	0	0	0	0	0	0	0.0	
27	0	0	0	0	0	0	0	0	0.0	
28	0	0	0	0	0	0	0	0	0.0	
29	0	0	0	0	0	0	0	0	0.0	
30+	0	0	0	0	0	0	0	0	0.0	
TOTAL	25	25	20	0	0	0	0	70	8.2	

Chestnut Oak

Number of Logs

DBH	1	1 1/2	2	2 1/2	3	3 1/2	4	Trees	Vol	
10										Avg DBH
11										
12										Tot Vol
13										0.0
14										
15										
16										
17										
18										
19										
20										
21										
22										
23										Tot Vol
24										0.0
25										
26										
27										
28										
29										
30+										
TOTAL										

Other

Number of Logs

DBH	1	1 1/2	2	2 1/2	3	3 1/2	4	Trees	Vol	
10										Avg DBH
11										
12										Tot Vol
13										0.0
14										
15										
16										
17										
18										
19										
20										
21										
22										
23										Tot Vol
24										0.0
25										
26										
27										
28										
29										
30+										
TOTAL										

Hardwood Pulpwood Cords

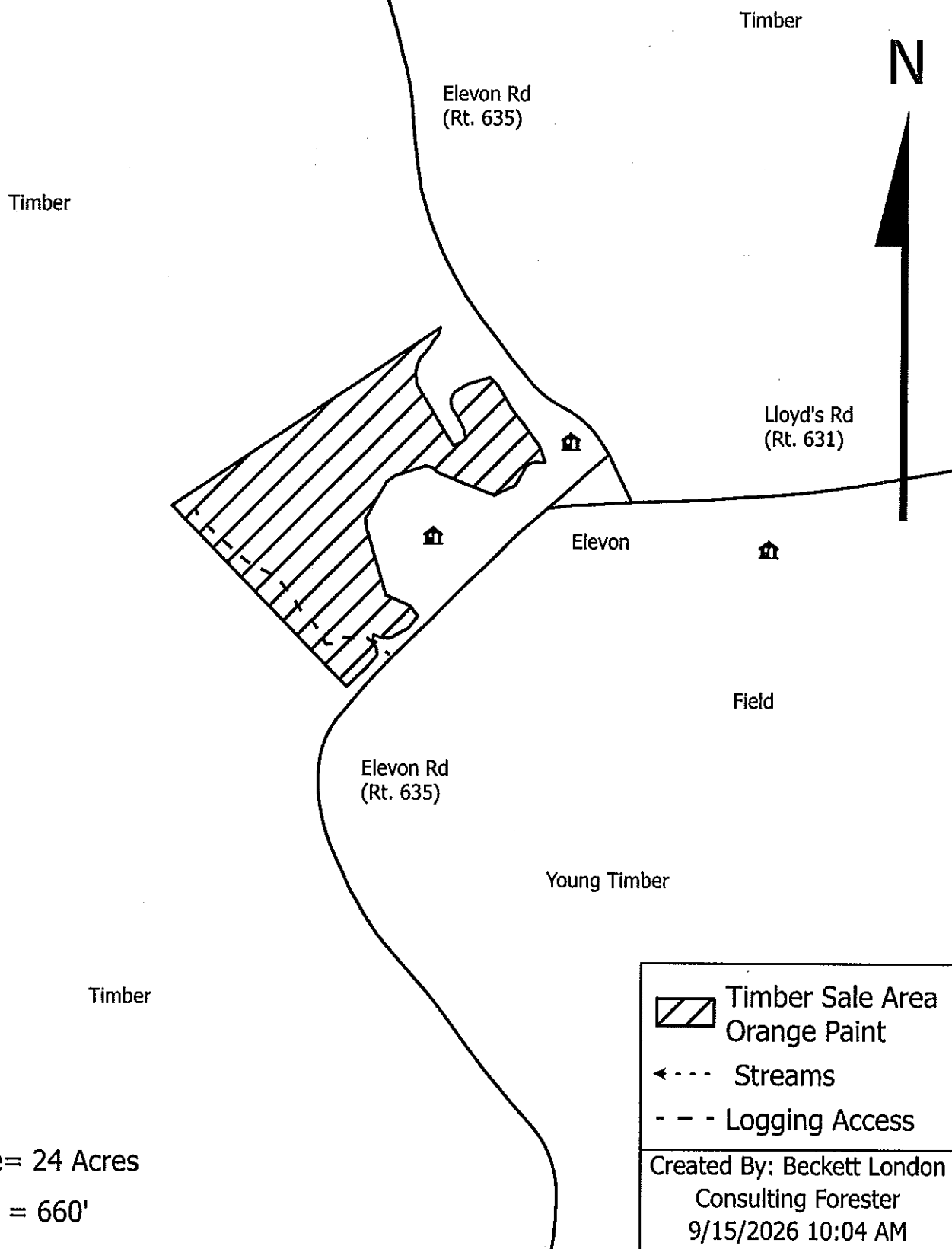
30.7

Pine Pulpwood Cords

4.5

**Timber Sale Area
Bill Dustin Tract
Caroline County, Virginia**

Longitude: 77°4'32"W
Latitude: 37°59'36"N



Tract Size= 24 Acres

SCALE 1" = 660'

THREE RIVERS FORESTRY, LLC PO Box 764 Tappahannock, VA 22560

